

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after December 6, 2024.

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. Form 84 0001a This form is your receipt when stamped by cashier. Please type or print.

Check box if partial sale, indic	cate % soid.	List percentage of ownership acquired next	to each name.	
1 Seller/Grantor		2 Buyer/Grantee		
Name		Name		
Mailing address		Mailing address		
City/state/zip C		City/state/zip		
		Phone (including area code)		
3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee		List all real and personal property tax Personal Assesse parcel account numbers property? value(s		
vame			_	
Mailing address				
This property is located in		(for unincorporated locations please er parcel, are part of a boundary line adjust	select your county)	
egal description of property (ii)	you need more space, attach a separate :	nieet to each page of the amuavity.		
5 Land use code		7 List all personal property (tangible and	d intangible) included in sellin	
	tions)	price.		
see back of last page for instruc Was the seller receiving a proper	rty tax exemption or deferral			
inder RCW 84.36, 84.37, or 84.3	88 (nonprofit org., senior cowner with limited income)? \(\sime\) Yes \(\sime\) N	If claiming an exemption, enter exempti		
s this property predominately use		 exemption. *See dor.wa.gov/REET for exemption No. (sec/sub) 		
under RCW 84.34 and 84.33) or ag	griculture (as classified under	Reason for exemption		
RCW 84.34.020) and will continue the transfer involves multiple par	in it's current use? If yes and reels with different classifications,			
omplete the predominate use ca				
Is this property designated as	forest land per RCW 84.33? Tyes No	Type of document Date of document		
s this property classified as currend and agricultural, or timber) land			price	
s this property receiving special	•	-	duct)	
roperty per RCW 84.26?	Yes No		duct)	
If any answers are yes, complete as instructed below.		Taxable selling price		
	OREST LAND OR CURRENT USE) c current designation as forest land	Excise tax: stat	te	
r classification as current use (c	ppen space, farm and agriculture, or	Less than \$525,000.01 at	1.1%	
	below. The county assessor must ther d continues to qualify and will indicate	From \$525,000.01 to \$1,525,000 at :	1.28%	
y signing below. If the land no le	onger qualifies or you do not wish to	From \$1,525,000.01 to \$3,025,000 at 2.75%		
continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more		Above \$3,025,000 at 3%		
		Agricultural and timberland at 1	.28%	
igning (3) below, you may conta nformation.	ict your local county assessor for more	Total excise tax:	state	
his land: does	\square does not qualify for		Local	
ontinuance.			state	
Deputy assessor signature	 Date		Local	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)			nalty	
	ecial valuation as historic property, sign	Subtotal		
(3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.		*State technology fee		
			g fee	
	WNER(S) SIGNATURE	A MINIMUM OF \$10.00 IS DUE	l due E IN FEE(S) AND/OR TAX	
ignature	Signature	*SEE INSTRUC		
Print name	Print name			
3 I CERTIFY UNDER PENALTY OF	PERJURY THAT THE FOREGOING IS TRU	E AND CORRECT		
Signature of grantor or agent	t	Signature of grantee or agent		
Name (print)		Name (print)		
Name (print)		Name (print)		

by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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Name Na	Check box if partial sale, indic	ate % sold.	ist percentage of ownership acquired next	to each name.		
Mailing address City/state/sip Phone (including area code) Sare all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same as Buyer/Grantee Name Same all properly tax correspondence to: Same all pro			2 Buyer/Grantee Name			
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Agriculty Section Spontine to Computer Spontine Spont Spontine						
Mailing address	3 Send all property tax correspondence to: \square Same as Buyer/Grantee					
As interest address of property ## Street address of property	Name		·			
## Street address of property ## Street address of property ## Street address of property						
### Activated address of property						
Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merge egal description of property (if you need more space, attach a separate sheet to each page of the affidavit). Charles						
	Street address of property This property is located in		(for unincornorated locations please	select vour county)		
Total duse code	☐ Check box if any of the listed p	parcels are being segregated from anothe	er parcel, are part of a boundary line adjust	tment or parcels being merge		
see back of last page for instructions) Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior criticen or disabiled person, homeower with limited income)? Yes No its this property predominately used for timber (as classified under RCW 84.34, 020) and will continue in it's current use? If yes and he transfer involves multiple parcies with different classifications, complete the predominate use calculator (see instructions) Yes No its ibs property designated as forest land per RCW 84.33? Yes No its bis property designated as forest land per RCW 84.34? Yes No its bis property classified under the use (pen space, farm and agricultural, or timber) land per RCW 84.39? Yes No its bis property (seeking special valuation as historical property (seeking special valuation as current use (pens pasce, farm and agriculture, or valuation as current use (pens pasce, farm and agriculture, or valuation as current use (pens pasce, farm and agriculture, or valuation as current use (pens pasce, farm and agriculture, or valuation as current use (pens pasce, farm and agriculture, or valuation as current use (pens pasce, farm and agriculture, or valuation as current use (pens pasce, farm and agriculture, or valuation as current use (pens pasce, farm and agriculture, or valuation as current use (pens pasce, farm and agriculture, or valuation as current use (pens pasce, farm and agriculture) and the continue of the language of the pasce of the pasce of the pasce	egal description of property (if y	ou need more space, attach a separate s	neet to each page of the amdavit).			
inter any additional codes see back of last page for instructions) Vas the seller receiving a property tax exemption or deferral inder RCW 84.36, 84.37, or 84.38 (nonprofit org., senior itzer or disabled person, homewomer with limited income)? Yes No its property predominately used for timber (as classified inder RCW 84.34, 40,00) and will continue in it's current use? If yes and he transfer involves multiple parcies with different classifications, complete the predominate use calculator (see instructions) Yes No is this property designated as forest land per RCW 84.337 Yes No is this property designated as forest land per RCW 84.337 Yes No is this property designated as forest land per RCW 84.349? Yes No is this property designated as forest land per RCW 84.349? Yes No is this property (assified as current use (open space, farm and agricultural, or timber) land per RCW 84.349? Yes No is this property gescall valuation as historical roperty per RCW 84.26? Any answers are yes, complete as instructed below. 1) NOTICE OF CONTINUANCE (FORST LAND OR CURRENT USE) LEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or imber) land, you must sign on (3) below. The county assessor must the etermine if the land transferred continues to qualify and will indicate by signing 910-but if the land not longer qualifies or you do not wish to ontinue the designation or classification, it will be removed and the ontinue the designation or classification, it will be removed and the ontinue the designation or classification, it will be removed and the ontinue the designation or classification, it will be removed and the ontinue the designation or classification, it will be removed and the ontinue the designation or classification, it will be removed and the ontinue the designation or classification, it will be removed and the ontinue the designation or classification, it will be removed and the ontinue the designation or						
See back of last page for instructions	Land use code			d intangible) included in sellin		
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Type of document Date Date Date Date Date Date Date Dat						
Sthis property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34?	5 Is this property designated as		Type of document			
*Personal property (deduct) property per RCW 84.26? Yes	s this property classified as curre	ent use (open space, farm	Date of document			
Taylor of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller ontinuence. One of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of transferor at the time of sale. One of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of transferor at the time of sale. One of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of transferor at the time of sale. One of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of transferor at the time of sale. One of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of transferor at the time of sale. One of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of transferor at the time of sale. One of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of transferor at the time of sale. One of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of transferor at the time of sale. One of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of the new owner(s) doesn't wish to continue, all additional tax alculated pursuant to RCW 84.26, shall be due and payable by the seller of the new owner(s) doesn't wish to cont	and agricultural, or timber) land per RCW 84.34? ☐ Yes ☐ No					
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A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX Signature Print name Print						
Populy assessor signature Date Populy assessor signature Date Populy NOTICE OF COMPLIANCE (HISTORIC PROPERTY) *Delinquent penalty *Delinquent penalty *Delinquent penalty *Delinquent penalty *Delinquent penalty *Delinquent penalty *Subtotal *State technology fee Affidavit processing fee Total due A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS *SEE INSTRUCTIONS *SIgnature *Signature of granter or agent Name (print) Name (print) Name (print)		_				
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Name (print) Name (print)						

by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

REV 84 0001a (11/13/24) THIS SPACE TREASURER'S USE ONLY **COUNTY ASSESSOR**



Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after December 6, 2024.

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. This Form 84 0001a form is your receipt when stamped by cashier. Please type or print.

Check box if partial sale, indicate % sold.		ist percentage of ownership acquired next to each name.		
		2 Buyer/Grantee		
		Name		
Mailing address		Mailing address		
City/state/zipPhone (including area code)		City/state/zip Phone (including area code)		
<u></u>				
3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee Name		List all real and personal property tax parcel account numbers	Personal Assessed property? value(s)	
Mailing address			H	
City/state/zip				
4 Street address of property				
This property is located in Check box if any of the listed parcels are being segregate Legal description of property (if you need more space, attac	ed from anothe	(for unincorporated locations please r parcel, are part of a boundary line adjust		
5 Land use code Enter any additional codes		7 List all personal property (tangible and price.	I intangible) included in selling	
(see back of last page for instructions) Was the seller receiving a property tax exemption or deferra	al			
under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income	e)? 🗆 Yes 🗖 No			
Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)		Exemption No. (sec/sub)		
6 Is this property designated as forest land per RCW 84.33	☐ Yes ☐ No ? ☐ Yes ☐ No	Type of document		
Is this property classified as current use (open space, farm		Date of document		
and agricultural, or timber) land per RCW 84.34?	☐ Yes ☐ No	Gross selling p		
Is this property receiving special valuation as historical property per RCW 84.26?	□Yes□No		duct)	
f any answers are yes, complete as instructed below.	_ 163 _ 110		duct)	
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT		Taxable selling price		
NEW OWNER(S): To continue the current designation as for or classification as current use (open space, farm and agricu		Excise tax: state Less than \$525,000.01 at 1.1%		
timber) land, you must sign on (3) below. The county asses	sor must then			
determine if the land transferred continues to qualify and w by signing below. If the land no longer qualifies or you do no		From \$525,000.01 to \$1,525,000 at 1.28%		
continue the designation or classification, it will be removed	d and the	From \$1,525,000.01 to \$3,025,000 at 2.75% Above \$3,025,000 at 3%		
compensating or additional taxes will be due and payable bor transferor at the time of sale (RCW 84.33.140 or 84.34.10				
signing (3) below, you may contact your local county assess		Agricultural and timberland at 1.28% Total excise tax: state		
information.	_			
This land: ☐ does ☐ does not qualify continuance.	for		_ocalstatestate	
			ocal	
Deputy assessor signature Date				
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller		*Delinquent penalty		
		Subtotal *State technology fee		
		State technology ree		
or transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE		Affidavit processing fee		
Signature Signature		Total due A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS		
Print name Print name				
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FORE	SOING IS TRUE	AND CORRECT		
		Signature of grantee or agent		
Signature of grantor or agent Name (print)		Name (print)		
		Date & city of signing		
Date & city of signing Periury in the second degree is a class C felony which is punis				

by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.



REV 84 0001a (11/13/24)

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after December 6, 2024.

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. This Form 84 0001a form is your receipt when stamped by cashier. Please type or print.

Check box if partial sale, indicate % sold.		ist percentage of ownership acquired next to each name.			
		2 Buyer/Grantee			
		Name			
Mailing address			Mailing address		
City/state/zipPhone (including area code)			City/state/zip Phone (including area code)		
			-		
3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee Name		List all real and personal property tax parcel account numbers	Personal Assessed property? value(s)		
Mailing address				. 📙	
City/state/zip				. 🖵	
4 Street address of property					
This property is located in	Is are being segregate	ed from anothe	(for unincorporated locations please r parcel, are part of a boundary line adjust		
5 Land use code			7 List all personal property (tangible and price.	d intangible) included in sellinę	
Enter any additional codes(see back of last page for instructions)			price.		
Was the seller receiving a property tax	exemption or deferra	al			
under RCW 84.36, 84.37, or 84.38 (nor citizen or disabled person, homeowne	nprofit org., senior r with limited income)? □ Yes □ No	If claiming an exemption, enter exempti exemption. *See dor.wa.gov/REET for exemption.		
Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)		Exemption No. (sec/sub)Reason for exemption			
6 Is this property designated as forest	•		Type of document		
Is this property classified as current us		□vas□Na	Date of document Gross selling		
and agricultural, or timber) land per RO Is this property receiving special valuat		L Yes L No		duct)	
property per RCW 84.26?	ion as mistorical	☐ Yes ☐ No	Exemption claimed (deduct)		
If any answers are yes, complete as ins	tructed below.		Taxable selling price		
(1) NOTICE OF CONTINUANCE (FOREST NEW OWNER(S): To continue the curre			Excise tax: state		
or classification as current use (open sp	pace, farm and agricu	lture, or	Less than \$525,000.01 at	1.1%	
timber) land, you must sign on (3) bel d determine if the land transferred conti			From \$525,000.01 to \$1,525,000 at 1	1.28%	
by signing below. If the land no longer	qualifies or you do no	ot wish to	From \$1,525,000.01 to \$3,025,000 at 2	2.75%	
continue the designation or classificati compensating or additional taxes will be			Above \$3,025,000 at 3%		
or transferor at the time of sale (RCW 8	84.33.140 or 84.34.10	08). Prior to	Agricultural and timberland at 1.28%		
signing (3) below, you may contact you information.	r local county assesso	or for more	Total excise tax: state		
This land: 🗖 does	does not qualify	for		Local	
continuance.				state	
Donutu accessor signature				Local	
Deputy assessor signature	Date		*Delinquent pe	nalty	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.		Subtotal			
		*State technology fee			
		Affidavit processing fee			
(3) NEW OWNER	(S) SIGNATURE			l due	
Signature	Signature		A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS		
Print name	Print name		3311100	-	
8 I CERTIFY UNDER PENALTY OF PERJ		OING IS TOLIE	AND CORRECT		
			Signature of grantee or agent		
Signature of grantor or agent Name (print)		Name (print)			
Date & city of signing			Date & city of signing		
			ement in a state correctional institution for		

by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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THIS SPACE TREASURER'S USE ONLY

TAXPAYER

Instructions

Note: To report a transfer of a controlling interest in real property, please use the Real Estate Excise Tax Affidavit Controlling Interest Transfer Return, Revenue Form No. 84-0001B. This form is available online at dor.wa.gov/REET. This affidavit must be fully and accurately completed. If it is not, the county has the authority to reject the affidavit. See WAC 458-61A-303(6)

If the sale involves property in more than one location code, use the Multiple Location Real Estate Excise Tax Affidavit. If the sale is less than 100%, check the box "Check if partial sale" and fill in the percentage sold.

Enter the name(s) of seller/grantor exactly as listed on the legal conveyance document including the method of holding title.

Attach additional page if necessary to fully list all grantors.

Enter the name(s) of buyer/grantee exactly as listed on the legal conveyance document including the method of holding title. List the percentage acquired after each name. Attach additional page if necessary to fully list all grantees.

- Enter the name and address where you would like all future property tax information sent.
- Enter the tax parcel number and current assessed value for real and personal property being conveyed in this county. Check the box to indicate personal property.

Section 4:

- Enter the street address of the property.
- Enter the county if in unincorporated area. Enter city name if located within a municipality.
- Enter the legal description of the property. Attach an additional page if necessary.

Section 5:

Enter the appropriate land use code for the property. Please list all codes that apply on the lines provided in section 5.

- 9 Land with mobile home 10 - Land with new building 11 - Household, single family
- units
- 12 Multiple family residence (2-4 Units)
- 13 Multiple family residence (5+
- 14 Residential condominiums
- 15 Mobile home parks or courts
- 16 Hotels/motels
- 17 Institutional Lodging (convalescent homes, nursing homes, etc.)
- 18 All other residential not coded
- 19 Vacation and cabin
- 21 Food and kindred products
- 22 Textile mill products
- 23 Apparel and other finished products made from fabrics, leather, and similar materials
- 24 Lumber and wood products (except furniture)

- 25 Furniture and fixtures
- 26 Paper and allied products
- 27 Printing and publishing
- 28 Chemicals
- 29 Petroleum refining and related industries
- 30 Rubber and miscellaneous plastic products
- 31 Leather and leather products
- 32 Stone, clay and glass products
- 33 Primary metal industries
- 34 Fabricated metal products
- 35 Professional scientific
- and controlling instruments; photographic and optical goods;
- watches/clocks manufacturing 39 - Miscellaneous manufacturing
- 50 Condominiums-other than
- residential
- 53 Retail Trade general
- merchandise 54 Retail Trade food
- 58 Retail trade eating & drinking (restaurants, bars)

- 64 Repair services

properties

- 65 Professional services (medical, dental, etc.)
- 71 Cultural activities/nature exhibitions

59 - Tenant occupied, commercial

- 74 Recreational activities
- (golf courses, etc.)
- 75 Resorts and group camps
- 80 Water or mineral right
- 81 Agriculture (not in current use)
- 83 Agriculture current use
- RCW 84.34
- 86 Cannabis grow operations
- 87 Sale of Standing Timber
- 88 Forest land designated
- RCW 84.33
- 91 Undeveloped Land (land only)
- 94 Open space land RCW 84.34
- 95 Timberland classified
- RCW 84.34
- 96 Improvements on leased land
- Check yes if the seller was receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit organization, senior citizen, or disabled person, homeowner with limited income).
- Check ves if the land is primarily used for timber as defined by RCW 84.34 and 84.33 or agriculture as defined by RCW 84.34.020 AND the county assessor has signed that the land does qualify for continuance in the Notice of Continuance in Section 6. See ETA 3215 for additional information. If the sale involves multiple parcels in which one or more parcel(s) is classified as above and one or more parcel(s) is not included in these classifications, you must complete the predominate use worksheet which can be found at dor.wa.gov/REET.

Section 6:

Indicate whether the property is designated as forest land per chapter 84.33 RCW, classified as current use (open space, farm, agricultural, or timber) per chapter 84.34 RCW, or receiving special valuation as historic property per chapter 84.26 RCW.

Section 7:

- List personal property included in the selling price of the real property. For example, include tangible (furniture, equipment, etc.) and intangible (goodwill, agreement not to compete, etc.).
- Use Tax is due on personal property purchased without payment of the sales tax. Report use tax on your Combined Excise Tax Return or a Consumer Use Tax Return, both available at dor.wa.gov.
- If you are claiming a tax exemption, cite the specific Washington Administrative Code (WAC) number, section and subsection and provide a brief explanation. Most tax exemptions require specific documentation. Refer to the appropriate WAC to determine documentation requirements. WAC 458-61A is available online at dor.wa.gov/REET.
- Enter the type of document (quit claim deed, statutory warranty deed, etc.), and date of document (MM/DD/YYYY).
- Enter the selling price of the property.
- Selling price: For tax purposes, the selling price is the true and fair value of the property conveyed. When property is conveyed in an arm's length transaction between unrelated persons for valuable consideration, there is a presumption that the selling price is equal to the total consideration paid or contracted to be paid, including any indebtedness. Refer to RCW 82.45.030 for more information about selling price.
- Deduct the amount of personal property included in the selling price.
- Deduct the amount of tax exemption claimed per WAC 458-61A.

Instructions Continued

• Calculate the state excise tax:

The state portion of excise tax is calculated using a graduated tax rate structure. The amount of tax increases as the amount of the transaction increases. Each portion of the sales amount is taxed at a different rate.

Exception: Property designated as farm and agriculture or timberland is taxed at 1.28% per 83.34 RCW.

Instructions

- 1. Enter the sale amount that falls within the specific threshold in column A.
- 2. Multiply the amount in column A by the state rate in column B. Enter the results in column C.
- 3. Enter the amount in column C on the appropriate threshold line on page 1 of the affidavit.

Example: This is how the state REET would be calculated on a sale totaling \$1,600,000:

	Column A	Column B	Column C
Threshold	Amount within threshold	State rate	Tax
0 to \$525,000	525,000	1.1%	5,775
525,000.01 – 1,525,000	1,000,000	1.28%	12,800
1,525,000.01 to 3,025,000	75,000	2.75%	2,062.50
3,025,000.01 and above	0	3.0%	0
Totals	\$1,600,000		\$20,637.50

Calculate the state excise tax due using this chart:

	Column A	Column B	Column C
Threshold	Amount within threshold	State rate	Tax
0 to \$525,000		1.1%	
525,000.01 – 1,525,000		1.28%	
1,525,000.01 to 3,025,000		2.75%	
3,025,000.01 and above		3.0%	
Totals			

Enter the total tax due amount on the Excise Tax: State line.

- Enter the local tax due due. This rate is based on the location in which the property is located. A list of local rates can be found at dor.wa.gov/REET.
- **Due Date, interest and penalties:** Tax is due at the time of sale/transfer. If tax is not paid within one month of the date of sale/transfer, interest and penalties will apply. The interest rate is variable and determined per RCW 82.32.050. Delinquent penalties are 5% one month after the due date; 10% two months after the due date; and 20% three months after the due date. (RCW 82.45.100)
- State technology fee: A \$5.00 Electronic Technology Fee is due on all transactions. (82.45.180)
- Affidavit processing fee: A minimum of \$5.00 shall be collected in the form of tax and processing fee. A processing fee is due on all transactions where no tax is due and on all taxable transactions where the tax due is less than \$5.00. (RCW 82.45.180)

Section 8:

- Both grantor (seller) and grantee (buyer), or the agent of each, must sign this form, certifying that all the information provided is correct. Note: Original signatures required on the "County Treasurer" copy.
- Signatures may be required on the "Assessors" copy. Check with your county.
- Real Estate Excise Tax is a specific lien on the property. The filing of the affidavit may result in a lien on the parcel(s) involved in the transfer if the proper tax is not paid at the time of transfer. RCW 82.45.070

Audit

All transactions are subject to audit by the Department of Revenue. An audit will confirm the proper amount of tax was paid and that any claim for exemption is valid. Failure to provide documentation as requested may result in the denial of any exemptions claimed and the assessment of additional tax with applicable interest and penalties. WAC 458-61A-301(9)

Note: In the event of an audit, it is the taxpayer's responsibility to provide documentation to support the selling price or any exemption claimed. This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100)

Ruling requests:

You may request a ruling on the taxability of the property transfer. Go to our website at dor.wa.gov/rulings or fax your request to 360-705-6655.

Where to send completed forms:

Completed forms must be submitted to the County Treasurer's or Recorder's Office where the property is located.